

# Enhanced Tenant Protection in Relocation

OFFICE OF HOUSING

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City of Alexandria  
Virginia



# Rationale

To provide additional assistance for tenants in any displacing action undertaken by a property owner or developer that requires approval by a locality.

Such actions include but are not limited to, rezoning, development special use permit, development site plan approval, approval of demolition, rehabilitation or renovation of units requiring the issuance of building permits, or any change in use of the property requiring local authorization.



# When are Moving Expense Payments Mandatory under Virginia Law?

Uniform Relocation Assistance and Real Property Acquisition Act (1970) (URA)  
Requires relocation assistance in federally subsidized projects that use certain funds such as the Community Development Block Grant program or the HOME Investment Partnership program

## § 15.2-737. Tenant relocation payments

Counties with a County Manager form of government (Arlington County) authorizes the board to require by ordinance that the County and the owner divide equally the reimbursement of any tenant of a building containing at least four residential units. Payments cannot exceed the State Highway Administration schedule of fixed payment for residential moving expenses

## §§ 55.1-1900 through 55.1-1995) Virginia Condominium Act

Authorizes localities to enact an ordinance requiring moving expense payments to displaced tenants in condominium conversion. Moving expenses cannot exceed the State Highway Administration schedule of fixed payment for residential moving expenses



# Voluntary Relocation Guidelines



Encourages developers and property owners to

- Provide moving expense payments up to the the State Highway Administration schedule of fixed payment for residential moving expenses
- Provide 120 day notice
- Provide services to assist tenants in relocation
- Notify the City of all notices and households being displaced.

# State Highway Administration Moving Expense Schedule



Table I (For all Residents who are not Very Low Income, Elderly or Disabled)

Unfurnished		
One Room	\$700	
Two Rooms	\$900	(Most Efficiency Units)
Three Rooms	\$1,100	(Most Standard One-Bedroom Units)
Four Rooms	\$1,300	(Most Two-Bedrooms or One with Den)
Five Rooms	\$1,500	(Most Three-Bedroom or Two with Den)
Six Rooms	\$1,700	
Seven Rooms	\$1,900	
Eight Rooms	\$2,100	
Each Additional Room	\$300	

# Disabled, Elderly or Very Low-Income Tenants



Table II (For all Residents who are Very Low Income, Elderly or Disabled)

Unfurnished		
One Room	\$1,400	
Two Rooms	\$1,800	(Most Efficiency Units)
Three Rooms	\$2,200	(Most Standard One-Bedroom Units)
Four Rooms	\$2,600	(Most Two-Bedrooms or One with Den)
Five Rooms	\$3,000	(Most Three-Bedroom or Two with Den)
Six Rooms	\$3,400	
Seven Rooms	\$3,800	
Eight Rooms	\$4,200	
Each Additional Room	\$600	

# Proposal



The proposed bill would authorize localities within planning district 8 to require by ordinance that a property owner or developer reimburse any tenant of a building containing at least four residential units for amounts actually expended to relocate when the tenant has been terminated by 120 days' notice given under § 55.1-1410 in order to carry out the rehabilitation, demolition, redevelopment, or a change in use of the property when the developers action requires local approval.

The moving expense payment would follow the same limits as the City's Voluntary Relocation Policy.

A locality within planning district 8 would also be enabled to require by ordinance that any low-income households, disabled, or elderly tenants are paid a "Housing Replacement Payment" equal to the difference between the tenant's current rent, and the rent of a comparable unit, for 48 months after displacement, up to a maximum of \$7200.